



August 18, 2016

Mr. Gianni Lodi, Supervisor  
Planning Legislation Unit  
**Miami-Dade County Department of  
Regulatory and Economic Resources**  
111 NW 1 Street, Suite 1100  
Miami, Florida 33128-1972



VIA E-MAIL

Re: Hearing # 16-073  
OR SM Holding LLC, a Florida limited liability company  
Property: Folio: 30-2203-020-0251 ("Property")

Dear Mr. Lodi:

Please accept this Revised Letter of Intent for the above-referenced Property. The requests are for an amendment to the Standard Urban Center District Regulations as follows:

- (1) *change the designation of the subject property from Residential (R) to Mixed Use (MC) within the OJUS Urban Area District (OUAD).*
- (2) *change the allowed density from a range of six (6) to thirteen (13) units/net to a maximum density of thirty-six (36) units/net.*
- (3) *amend the height from two (2) stories maximum to a range of two (minimum) to four (4) stories (maximum).*

As you know, this firm represents OR SM Holding LLC, a Florida limited liability Company (the Property owner and "Applicant"). The Property which is the subject matter of this application is directly south of and abuts the commercially developed parcel, designated MC, fronting Miami Gardens Drive, located at 2490 N.E. 186<sup>th</sup> Street. Applicant contemplates unifying title on the "front and back" parcel if the land use designation is also unified.

The present zoning classification for the Property is R (Residential). Applicant is requesting this property be re-designated MC (Mixed Use Corridor) which in effect will change the allowed density from a range of 6 to 13 units/net a maximum density of 36 units/net and amend the height from two (2) stories maximum to a range of two (minimum) to four (4) stories (maximum).

LYNN M. DANNHEISSER, LLC

3152 Gifford Lane · Miami, Florida 33133 · Phone: 305-441-0222 · Fax: 305-397-0955 · Email: [lynn@dannheisser-law.com](mailto:lynn@dannheisser-law.com)

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To reiterate the rationale provided in the original letter of intent dated June 20, 2016, Applicant, in addition to the subject Property, owns the commercial shopping center immediately to the north with frontage on Miami Gardens Drive. It is contemplated that these two parcels be used together once there is a common land use designation. Directly east, across NE 25<sup>th</sup> Court, is another already existing commercial shopping center designated MM (Mixed –Use Main Street) which fronts Miami Gardens Drive. This property abuts two parcels to the south, one of which is directly due east of the Property which is the subject matter of this application. The parcel on the east side of NE 25<sup>th</sup> Court and directly across the street from the Property in question is *already* designated MC. If the Applicant's request is granted, this would put the MC designation at the same latitudinal line as the parcel on the east side of the street. This would comport with good planning principles.

Further, the residential properties abutting the subject Property to the south (currently designated R) are oriented to a different street, to wit: NE 184<sup>th</sup> Terrace, and not NE 25<sup>th</sup> Court. In fact, the only parcel oriented toward NE 25<sup>th</sup> Court on the west side is the subject Property. It stands alone in its orientation and is therefore naturally separated from the other R properties. Once again, from a planning standpoint, the requested re-designation of the subject Property and a move from the Edge Sub-District to the more appropriate Center Sub-District is supported by both already existing designations as well as the spatial orientation.

We continue to believe that the land use change from R to MC on this Property, including the accompanying density and height revisions, if granted, will permit the Applicant to unify the abutting properties and carry on the planning momentum created by these new Urban District regulations and, through responsible redevelopment, enhance the overall quality of life in the OJUS Urban Center District.

Thank you for your kind consideration of this Application and this Revised Letter of Intent.

Yours truly,

  
Lynn M. Dannheisser

LMD/ld



HEARING NUMBER: 16-073

APPLICANT NAME: OR SM Holdings, LLC

The applicant is requesting to update the Land Use Regulating Plan of the Ojus Urban Area District (OUAD) in order to: (1) change the designation of the subject property from R, Residential, to MC, Mixed-Use Corridor; (2) change the allowed density from a range of 6 to 13 units/acre net to a maximum density of 36 units/acre net; (3) re-designate the subject property from Edge Sub-District to Center Sub-District; and (4) amend the height from two stories (maximum) to a range of two stories (minimum) to four stories (maximum).

LOCATION: 20221 NE 25 Avenue, Miami-Dade County, Florida.

SIZE OF THE PROPERTY: +/- 0.17 ACRES

Hearing will be held at the Miami-Dade County –  
Stephen P. Clark Center  
Board of County Commissioners Chambers  
111 NW 1<sup>ST</sup> Street, 2<sup>ND</sup> Floor  
Miami-Dade County, Florida

Board Of County Commissioners  
Date 10/20/16  
Tuesday  
Time 9:30 AM





June 20, 2016

Mr. Gianni Lodi, Supervisor  
Planning Legislation Unit  
**Miami-Dade County Department of  
Regulatory and Economic Resources**  
111 NW 1 Street, Suite 1100  
Miami, Florida 33128-1972

VIA HAND DELIVERY & E-MAIL

**Re: Applicant: OR SM Holding LLC, a Florida limited liability company**  
**Property: Folio: 30-2203-020-0251**  
**20221 NE 25<sup>th</sup> Avenue, Miami, FL 33180-2734 ("Property")**

Dear Mr. Lodi:

Please accept, along with the attached application and fees, this correspondence as a formal Letter of Intent for the above-referenced Property. This is submitted in accordance with in accordance with Section 33-filing an Application for *an amendment to the Standard Urban Center District Regulations to change the designation of the subject property from Residential (R) to Mixed Use (MC) within the OJUS Urban Area District (OUAD.)*

This firm represents OR SM Holding LLC, a Florida limited liability Company (the Property owner and "Applicant"). The Property which is the subject matter of this application is directly south of and abuts the commercially developed parcel, designated MC, fronting Miami Gardens Drive, located at 2490 N.E. 186<sup>th</sup> Street. Applicant contemplates unifying title on the "front and back" parcel if the land use designation is also unified.

A. Regulatory Process.

On June 6, 2006, the Board of County adopted Ordinance 06-86 which established the regulatory framework that guides the development within the Comprehensive Development Master Plan designated urban centers, mixed-use corridors and, specifically, the OUAD regulations. On March 8, 2007, the properties within the OUAD were rezoned but it is now up to individual property owners to seek changes in land use category or other regulating plan, hence this Application.

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**B. Applicant's Proposed Changes.**

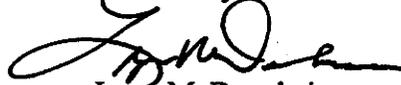
The present zoning classification for the Property is R (Residential). Applicant is requesting this property be re-designated MC (Mixed Use Corridor). The rationale for this request is as follows: the Applicant on the Property also owns the commercial shopping center immediately to the north with frontage on Miami Gardens Drive. It is contemplated that these two parcels be used together once there is a common land use designation. Directly east, across NE 25<sup>th</sup> Court, is another already existing commercial shopping center designated MM (Mixed – Use Main Street) which fronts Miami Gardens Drive. This property abuts two parcels to the south, one of which is directly due east of the Property which is the subject matter of this application. The parcel on the east side of NE 25<sup>th</sup> Court and directly across the street from the Property in question is *already* designated MC. If the Applicant's request is granted, this would put the MC designation at the same latitudinal line as the parcel on the east side of the street. (See the attached aerial photo). This would comport with good planning principles.

Further, the residential properties abutting the subject Property to the south (currently designated R) are oriented to a different street, to wit: NE 184<sup>th</sup> Terrace, and not NE 25<sup>th</sup> Court. In fact, the only parcel oriented toward NE 25<sup>th</sup> Court on the west side is the subject Property. It stands alone in its orientation and is therefore naturally separated from the other R properties. Once again, from a planning standpoint, the requested re-designation of the subject Property is supported by both already existing designations as well as the spatial orientation.

**C. Conclusion.**

We believe that the land use change from R to MC on this Property, if granted, will permit the Applicant to unify the abutting properties and continue the planning momentum created by these new Urban District regulations and, through responsible redevelopment, enhance the overall quality of life in the OJUS Urban Center District. Thank you for your kind consideration of this Application.

Yours truly,



Lynn M. Dannheisser

LMD/Attachments